

Key: 1903

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.918

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
LUCCA DANIEL R JR & SANDRA K 21 LONG BOAT ROAD BOURNE, MA 02532				11.0-131-0				21 LONG BOAT RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LUCCA DANIEL R JR & SANDR				07/30/2018	QS	512,000	31433-186					
FLIBOTTE MICHAEL C &				09/17/1992	L	170,000	08207-00022					
FLIBOTTE MICHAEL & JANICE				01/30/1992	L	30,000	N/A-N/A					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,450	2	1.00	100	212,130	1.32	A	1.00	R04	0.90	177,030
300	A	0.385	2	1.00	100	14,670	1.00	OS	1.00	R04	0.90	5,650

TOTAL	27,443 SF	ZONING	1	FRNT	178	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	N O T E	MAP 11 PARCELS 114 & 138 = OPEN SPACE			LAND	182,700	161,700
Infl1	AVG		BUILDING	576,800	510,400			
N_Index	AVG		DETACHED	19,300	18,400			
			OTHER	0	0			
			TOTAL	778,800	690,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	10 0.90		648	26.10	15,200
HTB	A	1.00	10 0.90		1	2,826.30	2,500
PTD	A	1.00	10 0.90		504	3.53	1,600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/10/2018	BC
MODEL	1		RESIDENTIAL	LIST	5/24/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	8/4/2021	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1980	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,220	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,400		39.20	54,882
\$NLA(RCN)	\$276	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,530	1980	225.12	344,430
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	630	1980	133.43	84,059
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	288		31.78	9,153
				FLOOR COVER	1	HARDWOOD	1.02	D	PTA	N	PATIO	230		16.68	3,837
				INT. FINISH	2	DRYWALL	1.00	+	CRL	N	BSMT CRAWL	160		42.04	6,726
				HEATING/COOLING	2	HOT WATER	1.02	F	OPA	N	OPEN PORCH	60		94.04	5,642
				FUEL SOURCE	1	OIL	1.00	G	AGR	N	ATT GARAGE	506		75.84	38,375
				USE	0		1.00	+	BAS	L	BASE AREA	60	2020	225.11	13,507
									BMF	N	BSMT FINISH	500		53.76	26,882
									FIX	O	XTRA FIXTURES	10		2,613.24	26,132

TOTAL RCN	613,626
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE 2013 / 9	
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$576,800

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
1010	100	SINGLE FAMILY		1	1 of 1			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-20-285	09/24/2020	3	ALT/RENO	115,000	05/24/2021	RP	100	100
19888	09/24/2019	2	ADDITIONS	20,000	04/13/2021	TL	100	100
19503	06/06/2019	3	ALT/RENO		04/13/2021	TL	100	100
		15	INSULATE/WEA	2,346				
		12	CYCLICAL		09/10/2018	DB	100	100

